

**ZB# 95-23**

**Jerome Brisman**

**19-4-33**

Prelim.

May 22, 1995.

Copies needed:

- ① Deed it
- ② Title Report
- ③ Photos & news
- ④ Deeds @ 50.00/ea

Notice to Sentinel @ 300.00/ea.  
Release out by 6/19/95  
Amended 10/17/95

Public Hearing:

June 26, 1995

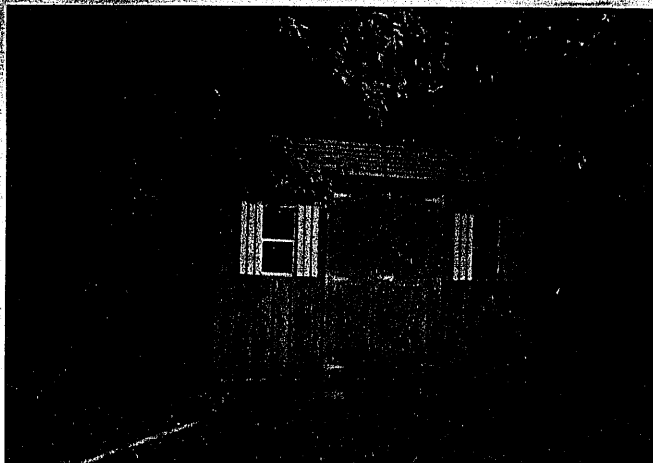
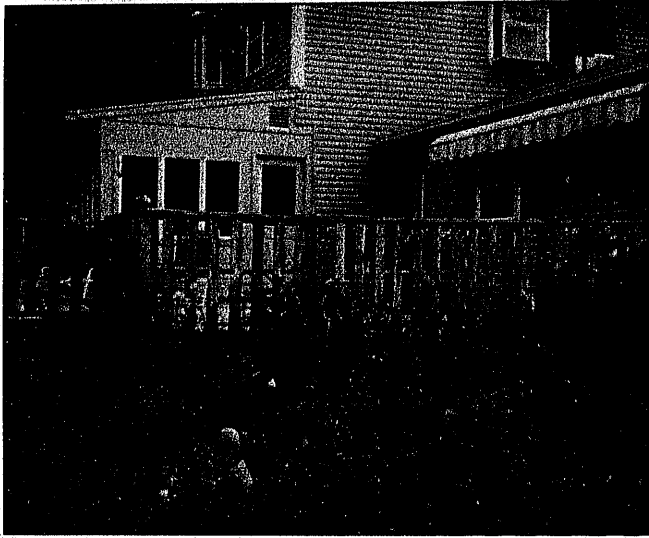
Granted  
area -  
Javanas

Refund due: ✓  
\$ 185.00

# 95-23 - Brisman, Jerome

19-4-33





TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

14666

June 9 1975

Received of Rider, Weiner, Frankel + Calhoun PC. \$50.<sup>00</sup>

Fifty <sup>00</sup>/<sub>100</sub> DOLLARS

For ZBA # 95-23

DISTRIBUTION:

FUND	CODE	AMOUNT
ck# 11576		50. <sup>00</sup>

By Dorothy H. Hansen

Town Clerk

Title

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Lisman, Jerome

FILE # 95-23

RESIDENTIAL: \$ 50.00  
INTERPRETATION: \$150.00

COMMERCIAL: ~~\$150.00~~

AREA ☒

USE ☐

APPLICATION FOR VARIANCE FEE . . . . . \$ 50.00 pd. 6/8/95.  
CK. 11576.

ESCROW DEPOSIT FOR CONSULTANT FEES . . . . . \$ 300.00 pd. 6/8/95.  
CK. # 11577

DISBURSEMENTS -

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING - PER PAGE 5/22/95 - 5 pages \$ 22.50  
2ND PRELIM. MEETING - PER PAGE 6/26/95 - 5 pages \$ 22.50  
3RD PRELIM. MEETING - PER PAGE . . . . . \$             
PUBLIC HEARING - PER PAGE . . . . . \$             
PUBLIC HEARING (CONT'D) PER PAGE . . . . . \$             
TOTAL . . . . . \$ 45.00

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING: 5/22/95 . . . . . \$ 35.00  
2ND PRELIM. 6/26/95 . . . . . \$ 35.00  
3RD PRELIM. . . . . \$             
PUBLIC HEARING . . . . . \$             
PUBLIC HEARING . . . . . \$             
TOTAL . . . . . \$ 70.00

MISC. CHARGES:

\_\_\_\_\_. . . . . \$             
TOTAL . . . . . \$ 115.00

LESS ESCROW DEPOSIT . . . \$ 300.00  
(ADDL. CHARGES DUE) . . . \$             
REFUND DUE TO APPLICANT \$ 185.00

(ZBA DISK#7-012192.FEE)

Refund

[illegible]

# RIDER, WEINER, FRANKEL & CALHELHA, P.C.

ATTORNEYS & COUNSELLORS AT LAW  
427 LITTLE BRITAIN ROAD  
POST OFFICE BOX 2280  
NEWBURGH, NEW YORK 12550

## REMITTANCE ADVICE


50-693/219

11576

PAY

DATE

TO THE ORDER OF

6/7/95 Town of New Windsor

9.24

variance application fee

ATTORNEY ACCOUNT

DOLLARS

CHECK AMOUNT

50-



KEY BANK OF NEW YORK  
1022 UNION AVE., NEWBURGH, N.Y. 12550

Mark C. Taylor

2BA #95-23

⑈011576⑈ ⑆021906934⑆ 34⑈292961⑈5⑈

# RIDER, WEINER, FRANKEL & CALHELHA, P.C.

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427 LITTLE BRITAIN ROAD  
POST OFFICE BOX 2280  
NEWBURGH, NEW YORK 12550

## REMITTANCE ADVICE


50-693/219

11577

PAY

DATE

TO THE ORDER OF

6/7/95 Town of New Windsor

9.24

variance escrow fee

ATTORNEY ACCOUNT

DOLLARS

CHECK AMOUNT

300-



KEY BANK OF NEW YORK  
1022 UNION AVE., NEWBURGH, N.Y. 12550

Mark C. Taylor

2BA #95-23

⑈011577⑈ ⑆021906934⑆ 34⑈292961⑈5⑈

-----X  
In the Matter of the Application of

JEROME BRISMAN,

DECISION GRANTING  
AREA VARIANCES#95-23.  
  
-----X

WHEREAS, JEROME BRISMAN, 35 Clintonwood Drive, New Windsor, New York 12553, has made application before the Zoning Board of Appeals for a 3.6 ft. rear yard variance for an existing pool and a 7.6 ft. rear yard variance for an existing deck located at the above address in an R-4 zone; and

WHEREAS, a public hearing was held on the 26th day of June, 1995, before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, applicant appeared himself and with David Rider, Esq. for this proposal; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke and there was no opposition to the application before the Board; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence presented by the applicant showed that:

(a) The subject property is a one-family home located in a neighborhood of one-family homes.

(b) The pool and deck located on the property are similar to pools and decks to be found with other residential properties in the neighborhood.

(c) The view of these items from the neighbors is screened and buffered so as to substantially prohibit their view.

(d) The pool is an inground pool and is existing and the deck is substantial and cannot be easily moved or relocated.

(e) The set back requirement of the Zoning Local Law of the Town of New Windsor is 40 ft. and the applicant is seeking a 3.6 ft. and 7.6 ft. variances.

(f) The deck and pool have been in existence for some time without complaint or comment by neighbors or any other person.



(g) There are no measurable physical or environmental effects and these items do not increase traffic or any other environmental concerns. The pool and deck for which the variances are sought has been constructed in a manner complying with the requirements of the Town of New Windsor.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law in this matter:

1. The requested variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

2. There is no other feasible method available to applicant which can produce the benefit sought other than the variance procedure.

3. The variances requested are not substantial.

4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the applicant faces in conforming to the bulk regulations is self-created but should be granted because granting them will enhance the value of the property and also the value of other properties in the neighborhood.

6. It is the finding of this Board that the benefit to the applicant, if the requested area variances are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community by such grant.

7. It is the further finding of this Board that the requested area variances are the minimum variances necessary and adequate to allow the applicant relief from the requirements of the bulk regulations and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

8. The interests of justice will be served by allowing the granting of the requested area variances.

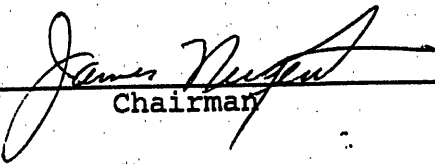
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 3.6 ft. rear yard variance for existing pool and a 7.6 ft. rear yard variance for existing deck at the above address, in an R-4 zone, as sought by the applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: August 14, 1995.

  
Chairman

(ZBA DISK#13-072195.JB)

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

# 95-23

Date: \_\_\_\_\_

I. Applicant Information:

- (a) Gloria Brisman 35 Clintonwood Dr., New Windsor (565-5715) (Gloria & Jerome Brisman)  
(Name, address and phone of Applicant) (Owner)
- (b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)
- (c) Rider, Weiner, Frankel & Calhelha, P.C. (Att Mark Taylor) P.O. Box 2280, Newburgh, NY (562-9100)  
(Name, address and phone of attorney)
- (d) \_\_\_\_\_  
(Name, address and phone of contractor/engineer/architect)

II. ✓ Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Interpretation

III. ✓ Property Information:

- (a) R-4 35 Clintowood Drive 19/4/33 97X130  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? None
- (c) Is a pending sale or lease subject to ZBA approval of this application? Yes, but contracts have not been executed.
- (d) When was property purchased by present owner? August 1, 1967
- (e) Has property been subdivided previously? No
- (f) Has property been subject of variance previously? No  
If so, when? \_\_\_\_\_
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: No.
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IV. Use Variance. N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow:  
(Describe proposal) \_\_\_\_\_
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

N/A

(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes\_\_\_\_ No\_\_\_\_.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

✓ V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-11, Table of Use/Bulk Suburban Residen- Regs., Col. G-10.  
tial R-4

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yd. _____	_____	_____
Reqd. Side Yd. _____	_____	_____
Reqd. Rear Yd. <u>40 feet</u>	<u>Deck (32.4'); Pool (36.4')</u>	<u>Deck (7.6'); Pool (3.6')</u>
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Dev. Coverage* _____%	_____%	_____%
Floor Area Ratio** _____	_____	_____
Parking Area _____	_____	_____

\* Residential Districts only

\*\* No-residential districts only

✓ (b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

See attached Schedule "A".

(You may attach additional paperwork if more space is needed)

VI. Sign Variance: *N/A*

(a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
	_____	_____	_____

(b) *N/A* Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(c) *N/A* What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

\_\_\_\_\_  
 \_\_\_\_\_

VII. Interpretation. *N/A*

(a) Interpretation requested of New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

(b) Describe in detail the proposal before the Board:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

✓ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or

**SCHEDULE "A"**

1. No undesirable change will be produced in the character of the neighborhood, nor will a detriment to nearby properties be created by the area variance. The pool and deck are located in a private back yard. They are landscaped by shrubs and plants. The bordering properties are buffered by fences and thick natural vegetation. The pool and deck are improvements that are consistent with the quality of the neighborhood. The St. Francis Church property most directly affected by the variance is not developed for uses which would be impacted by the variance.
2. The benefit sought cannot be achieved by some other feasible method. Moving the existing in ground pool and surrounding deck from their current positions is not feasible.
3. The requested variance is not substantial. The 7.6 foot and 3.6 foot reductions in the 40 foot setback requirement are de minimis. Under Section 48-21 of the Zoning Code, private swimming pools are generally only required to be separated by 10 feet from a boundary line. The 40 foot setback has been applied to the pool because it is "attached" to the rear of the house by the surrounding deck. The deck is more in the nature of a wood patio, raised a minimal distance above surface level.
4. The affects and impacts on the physical and environmental conditions in the neighborhood and district of varying the rear yard set backs for an existing private swimming pool and deck by 3.6 feet and 7.6 feet are insignificant. There will be no adverse affect or impact in permitting their continued existence by granting the area variances. No impacts on air or water quality, traffic or noise levels, solid waste, erosion or drainage, vegetation, wildlife or habitat, energy, agricultural, archeological or architectural resources will result. The character of the neighborhood, if anything, is enhanced by these improvements to the property.
5. The applicant was not aware of the Zoning Code requirements when the pool and deck were installed, nor previously notified of the requirements by the Town prior to requesting an inspection and applying for a building permit.

upgraded and that the intent and spirit of the New Windsor Zoning is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

The pool, deck and yard are fenced. The fence is being improved by the addition of a planter box around the top. The pool and deck are also landscaped, as may be noted by viewing the submitted photos. As noted, double fencing protects and screens the improvements.

IX. Attachments required:

- ☒ Copy of referral from Bldg./Zoning Insp. or Planning Bd.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy of deed and title policy.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☒ Copy(ies) of sign(s) with dimensions and location.
- ☒ Two (2) checks, one in the amount of \$ 50.00 and the second check in the amount of \$ 300.00, each payable to the TOWN OF NEW WINDSOR.
- ☒ Photographs of existing premises from several angles.

X. Affidavit.

Date: June 5, 1995

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE )

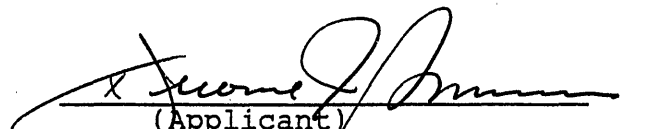
The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

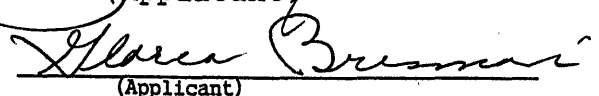
Sworn to before me this

5<sup>th</sup> day of June, 1995.

XI. ZBA Action:

(a) Public Hearing date: \_\_\_\_\_

  
(Applicant)

  
(Applicant)

MARK C. TAYLOR  
Notary Public, State of New York  
Qualified in Orange County  
#4949397  
Commission Expires April 3, 1997

(b) Variance: Granted (\_\_\_\_) Denied (\_\_\_\_)

(c) Restrictions or conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

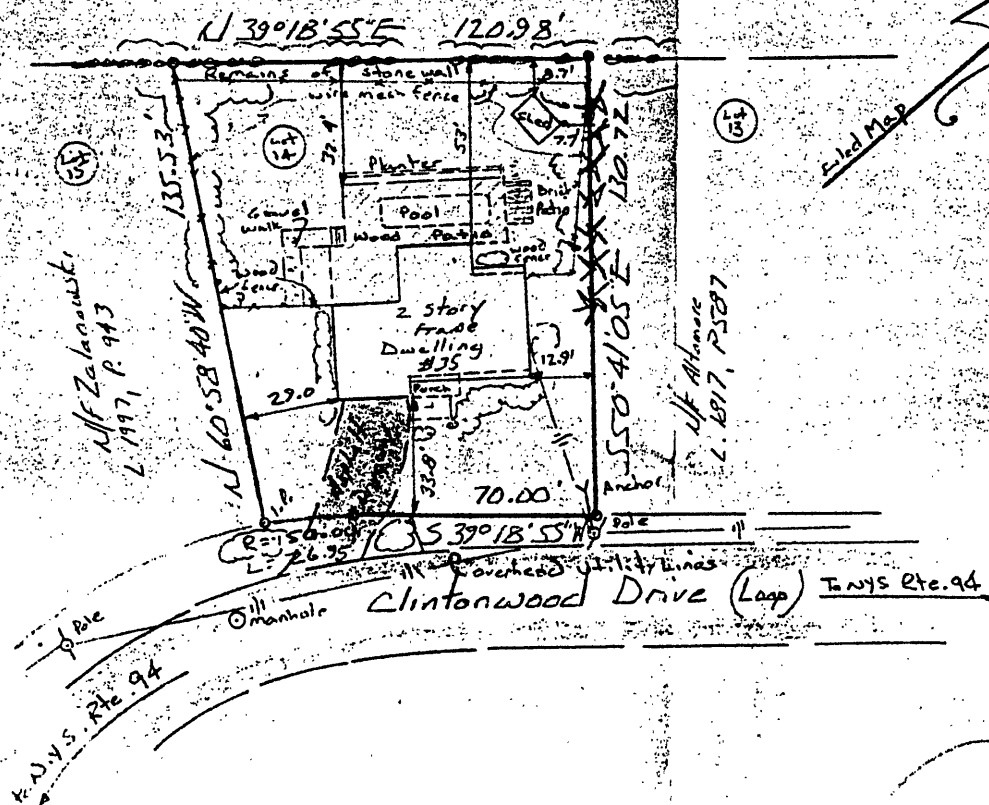
\_\_\_\_\_

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)



W/F St Francis Church  
L. 838, P. 496



### Tax Map Data:

Section : 19  
Block : 4  
Lot : 33

### Deed Reference:

Liber 1773, Page 587

### Map Reference:

"Clintonwood"  
dated: March 24, 1965  
filed: Sept. 2, 1965  
Map # 2160  
Lot # 14, Block B

### Lot Area:

14,285 SF = 0.328 acres

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies.
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.
4. Underground improvements or encroachments, if any, are not shown hereon.

To Jerome Brisman, Gloria Brisman  
and the Town of New Windsor  
certified to be a correct and accurate survey.

May 1, 1995



Lic. No. 49219

Patrick T. Kennedy, L.S. 5 Riverview Ave. - New Windsor - New York 12553		
SCALE: 1" = 40'	APPROVED BY:	DRAWN BY
DATE: April 22, 1995		REVISED
Survey of Lands for Jerome Brisman & Gloria Brisman		
Town of New Windsor Orange County, New York		DRAWING NUMBER 95-1277



LEGEND			
ADDITIONAL COUNTY LINE	PLAT MAP PLAIN LINE	TAX MAP PLAIN LINE	PLAT MAP PLAIN LINE
CITY/TOWNSHIP/VILLAGE LINE	SUBMERGED LINE	TAX MAP PARCEL LINE	PLAT MAP PLAT LINE
MARSH & DISTRICT LINE	WATER LINE	ANIMAL (SHEEP, GOAT, HORSE, etc.)	STATE INDEMNITY
NATURAL DISTRICT LINE	STORM LINE	WATERWAY (RIVER, LAKE, etc.)	COUNTY INDEMNITY
PROPERTY LINE			TOWN ROAD

Photo No. 44-3832 Date of Map: 9-24-67  
Date of Photo: 3-1-68 Date of Revision: 3-1-68  
Scale: 1" = 100'

Section No. 19

Made the 1st day of August, nineteen hundred and sixty-seven

Between FRANK DENICK, residing at (no number) Caesar's Lane, Town of New Windsor, Orange County, New York, and LOUIS A. CIMORELLI, residing at (no number) Quassaick Avenue, Town of New Windsor, Orange County, New York

parties of the first part, and

JEROME BRISMAN and GLORIA BRISMAN, his wife, both residing at 2 Westway, Lynnfield, Massachusetts, as tenants by the entirety

parties of the second part;

Witnesseth, that the parties of the first part, in consideration of TEN AND 00/100 (\$10.00) Dollars, lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs and assigns forever,

All that certain lot, piece or parcel of land, situate, lying and being in the Town of New Windsor, County of Orange, State of New York, bounded and described as follows:

7146165

Lot #14, Block B, as shown on map of Clinton Wood, dated the 24th day of March, 1965, and revised on the 3rd day of August, 1965 and filed in the office of the Clerk of the County of Orange on the 2nd day of September, 1965, as Map #2160.

TOGETHER with the right of ingress and egress over certain proposed roadways known as Jennifer Court and Clinton Drive. The said right of ingress and egress shall not interfere with the dedication of the said roadways to the Town of New Windsor.

SUBJECT, HOWEVER, to the above premises being used for one family residential purposes only.

SUBJECT, HOWEVER, to the provisions of two certain grants (1) dated April 27, 1965, made by Vipat Realty Co., Inc. to Central Hudson Gas & Electric Corporation and recorded in Orange County Clerk's Office June 11, 1965 in Liber 1715 of Conveyances at page 963; (2) dated April 21, 1965, made by Vipat Realty Co., Inc. to Central Hudson Gas and Electric Corporation and New York Telephone Company and recorded in Orange County Clerk's Office June 11, 1965 in Liber 1715 of Deeds at page 972.

LIBER 1773 PG 587

Ren R/L  
M1010

19-4-33

LIBER 1773 PD 588

BRING the same premises described in a Deed dated August 15, 1966, made by Viput Realty Co., Inc. to Frank Denick and Louis A. Cimorelli, d/b/a D. & C. Construction Co. and recorded in Orange County Clerk's Office September 8, 1966 in Liber 1752 of Deeds at page 872.

SUBJECT, HOWEVER, to the lien of a certain bond and mortgage dated September 13, 1966, made by Frank Denick and Louis A. Cimorelli to Newburgh Savings Bank to secure the principal sum of \$23,000.00 and interest and recorded in Orange County Clerk's Office on September 14, 1966 in Liber 1482 of Mortgages at page 379, upon which bond and mortgage there is now due and owing the principal sum of \$22,799.38.

as tenants by the entirety.

AND said FRANK DENICK and LOUIS A. CIMORELLI

covenant as follows:

First. That said parties of the first part are  
have good right to convey the same; *seized of the said premises in fee simple and*

Second. That the part *first* of the second part shall quietly enjoy the said premises;

Third. That the said premises are free from incumbrances; except as herein-  
before set forth.

Fourth. That the parties of the first part will execute or procure any further necessary  
assurance of the title to said premises;

Fifth. That said FRANK DENICK and LOUIS A. CIMORELLI  
will forever warrant the title to said premises.

Sixth. The grantors, in compliance with Section 13 of the Lien Law, covenant as follows:  
That they will receive the consideration for this conveyance and will hold the right to receive  
such consideration as a trust fund to be applied first for the purpose of paying the cost of  
the improvement, and that they will apply the same first to the payment of the cost of the  
improvement before using any part of the total of the same for any other purpose.

In witness whereof, the parties of the first part have hereunto set their  
hands and seal on the day and year first above written

In the Presence of:



*Frank Denick* (L.S.)  
FRANK DENICK  
*Louis A. Cimorelli* (L.S.)  
LOUIS A. CIMORELLI



State of New York,  
County of ORANGE.

SS:

On the 1st day of AUGUST, nineteen hundred and  
sixty-seven before me personally came FRANK DENICK and LOUIS A. CIMORELLI  
to me known  
to be the individuals described in, and who executed, the foregoing instrument, and  
acknowledged that they executed the same.

*James L. Monell*  
JAMES L. MONELL  
Notary Public in the State of New York  
My Co. No. 1773, expires 1968

LIBER 1773 PG 589

NEW YORK HERRICK

TEL NO. 914 294-0400

NY 11.30 12:11 NO. 003 P. 05

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

# Deed.

FRANK DENICK and LOUIS A.  
CITORELLI

TO

JEROME BRISMAN and GLORIA  
BRISMAN

Dated, August 1 19 67

Orange County Clerk's Office, ss  
Recorded on the 2nd day  
of Aug 19 67 at 9:41  
o'clock A.M. in Liber 1773  
at page 590

*[Signature]*  
..... Clerk

*For + by:*  
M. J. RIDER  
189 GRAND ST  
NEWBURGH  
LA. OFFICE OF  
COUNTY CLERK  
40 THIRD STREET  
NEWBURGH, N.Y.  
550

LIB 1773 pg 590

OFFICE OF THE BUILDING INSPECTOR - TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: MAY 9, 1995

APPLICANT: JEROME BRISMAN  
35 CLINTONWOOD DRIVE  
NEW WINDSOR, N.Y. 12553

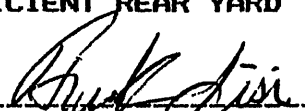
PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED: MAY 9, 1995  
FOR (BUILDING PERMIT): FOR EXISTING ATTACHED WOOD DECK.  
LOCATED AT: 35 CLINTONWOOD DRIVE

ZONE: R-4

DESCRIPTION OF EXISTING SITE: SECTION: 19, BLOCK: 4, LOT: 33  
ONE FAMILY HOUSE

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. EXISTING ATTACHED WOOD DECK HAS INSUFFICIENT REAR YARD  
SET-BACK.

  
BUILDING INSPECTOR



**REQUIREMENTS****PROPOSED OR  
AVAILABLE****VARIANCE  
REQUEST**

**ZONE: R-4            USE G-10**

**MIN. LOT AREA**

**MIN. LOT WIDTH**

**REQ'D FRONT YD**

**REQ'D SIDE YD**

**REQ'D TOTAL SIDE YD**

**REQ'D REAR YD.        40FT.                    34FT.                    6FT**

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT  
914-563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD**

**CC: Z.B.A., APPLICANT, B.P. FILES.**

OFFICE OF THE BUILDING INSPECTOR - TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: MAY 9, 1995

APPLICANT: JEROME BRISMAN  
35 CLINTONWOOD DRIVE  
NEW WINDSOR, N.Y. 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED: MAY 9, 1995  
FOR (BUILDING PERMIT): FOR EXISTING INGROUND POOL AND 4FT. FENCE.  
LOCATED AT: 35 CLINTONWOOD DRIVE

ZONE: R4

DESCRIPTION OF EXISTING SITE: SECTION: 19, BLOCK: 4, LOT: 33  
EXISTING ONE FAMILY HOUSE

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. INSUFFICIENT REAR YARD SET-BACK FOR POOL ATTCHED TO WOOD DECK.
2. EXISTING 4FT. TALL FENCE FOR INGROUND POOL IS NOT TO TOWN CODE  
OF A MINIMUM OF 5FT. TALL REQUIRED.

  
\_\_\_\_\_  
BUILDING INSPECTOR

\*\*\*\*\*

**REQUIREMENTS****PROPOSED OR  
AVAILABLE****VARIANCE  
REQUEST****ZONE: R4            USE****MIN. LOT AREA****MIN. LOT WIDTH****REQ'D FRONT YD****REQ'D SIDE YD****REQ'D TOTAL SIDE YD**

REQ'D REAR YD. 10-G 40FT.	38FT.	2FT.
ATTACHED POOL		

MIN.FENCE (48-21-G)(2) 5FT.	4FT.	1FT.
-----------------------------	------	------

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT  
914-563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD**

**CC: Z.B.A., APPLICANT, B.P. FILES.**

RECEIVED  
JUN 05 1995

*Rider, Weiner, Frankel & Solomon, P.C.*

June 1, 1995

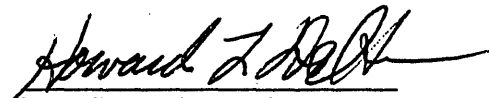
Town of New Windsor  
Zoning Board of Appeals  
555 Union Avenue  
New Windsor, New York 12553  
Attn: Mr. James Nugent, Chairman

Re: Jerome Brisman - Zoning Variance

Dear Chairman Nugent:

St. Francis of Assisi Church has no objection to the Town of New Windsor Zoning Board of Appeals granting a variance to Jerome and Gloria Brisman for their existing in ground swimming pool and deck.

Very truly yours,

  
Rev. Howard L. Dalton,  
St. Francis of Assisi Church

Date 6/28/95, 19.....

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

to Frances Roth 147 Sycamore Dr. DR.  
New Windsor NY 12553

DATE			CLAIMED	ALLOWED
6/1/95		Zoning Board Meeting	75 00	
		Misc. - 3		
		Dayton - 5		
		Dubetsky - 8		
		Roberts - 4		
		MCB - 7		
		Brown - 4		
		JaroscaK - 4		
		Rhodes - 14		
		Tritilo - 3		
		Francan - 10		
		Brisman - 5 22.50	337 50	
		ELTS - 8	412 50	
		<del>75 pp</del>		

BRISMAN, JEROME

MR. NUGENT: Request for 3.6 ft. rear yard for existing pool and 7.6 ft. rear yard variance for existing wooden deck at 35 Clintonwood Drive in an R-4 zone. Let the record reflect there is no one in the audience for this.

David Rider, Esq. appeared before the board for this hearing.

MS. BARNHART: For the record, I mailed out 34 addressed envelopes to all the adjacent property owners on June 12, 1995 in a timely fashion.

MR. NUGENT: Go ahead.

MR. RIDER: Good evening, everybody. For the record, I am David Rider, representing Gloria and Jerome Brisman. This is an application for an area variance and it has to do, as you have read, with a pool and deck. There are a few things that I'd just like to call to the board's attention rather quickly. The Brisman's have lived in the same house since 1967. They are selling it, that precipitated an inspection by the building department where various problems were identified with some conditions. The lot's roughly a third of an acre, 3.328 of an acre on a looped residential street, Clintonwood, midway between Route 94 and Cedar Avenue. And it abuts houses on either side and to the rear is St. Francis Grove. At the preliminary meeting of the board, there were four existing structures which we discussed approximately a month ago, an attached rear yard deck, that is what we're going to discuss here and inground swimming pool. Second point, the fence surrounding the pool and a wooden shed. For the board's edification, I have some pictures here of the fence around the pool which has been elevated to the five foot height. If you want to circulate that, Jimmy, and this is a different picture with the appropriate latches, gate latches, self-closing, that previously were not there, all of the recommendations by the building department in that connection have been complied with. Your code requires a five foot height as I understand it of fences surrounding the pool.

State Building Code is four feet. There was four feet originally. It now conforms to your code. The shed that was a few inches or so out of, into the setback has been picked up and moved forward rather than seeking a variance. So those two conditions have been disposed of and we're left with the deck and the pool which as the application shows do not meet the rear yard setback. I should also point out that there was some electrical work, pool was required to conform and there have been electrical inspection certifications issued as well as structural engineering certificate. There's also a step removed that was violative of the code. One other note the original survey from which we submitted the application showed some slightly different dimensions, they have been corrected by the surveyor and the dimensions you currently have are correct. We're seeking an area variance of 7.6 feet for the deck and 3.6 feet for the pool. Those modifications somebody in your office, Mike, has initialed on the application. Recently, the statute has changed and codified an old case setting up criteria for an area variance. There are five of them and I'd just like to run through them for the record. Number one, will these changes that we seek create or produce undesirable changes of the character of the neighborhood or be a detriment to adjacent properties. Obviously, our answer is no, the deck and pool have been in place at least ten years without complaint and are improvements consistent with the upscale residential neighborhood.

MR. KRIEGER: May I ask before you leave that criteria, are there other similar decks in the neighborhood?

MR. RIDER: I don't know.

MR. KRIEGER: Not exact.

MR. BRISMAN: Pool next door.

MR. KRIEGER: Are there other similar pools in the neighborhood?

MR. BRISMAN: Yes.

MS. BARNHART: Yes.

MR. RIDER: This is a private back yard, it's landscaped kind of heavily. Here's a picture that evidences the screening of the area from the neighbors. The bordering properties are buffered as that picture will show you and St. Francis Grove, there really aren't any people there to complain. But it happens that, it happens that the priest there indicated that he agrees with this application in a letter that I think had been averred to the board. If not, I have a duplicate copy with me tonight. So, as to the first criteria, character of the--Reverend Dolton of St. Francis, June 1st letter. The second factor is can the benefit sought be achieved in some other feasible way. Not really. It's an inground pool. I think that speaks for itself. Is the variance substantial? Your criteria, your requirement in the ordinance is 40 feet. What we're seeking to vary is 3.6 feet on the pool and 7.6 at a certain point on the deck. By my judgment, that is an insubstantial request for variance, particularly in this particular site where it's completely buffered and there is not a rear yard neighbor that has any interaction. Finally, does the variance have an adverse affect or impact on the physical or environmental conditions in the neighborhood. And that was answered above in response to number one, the physical environmental affects and impacts of those two variances are negligible and there is no affect on traffic, noise, soil, erosion or any other environmental concerns that I can think of. So I think that we have then met all of the tests of the now statute previously a case for this relief. Thank you.

MR. KRIEGER: With respect to the self-created criteria, were building permits obtained for any of these items?

MR. BRISMAN: When they were built?

MR. KRIEGER: When they were built?

MR. BRISMAN: No.

MR. KRIEGER: Mike, have you been out to look at either



of them?

MR. BABCOCK: My assistant has.

MR. KRIEGER: Have there been any difficulties reported with respect to their construction, the method of their construction?

MR. BABCOCK: Everything that was has been corrected to my knowledge.

MR. KRIEGER: Other than the area encroachments, they are eligible for certificates of occupancy, building permits and C.O.s.?

MR. BABCOCK: Yeah, we have to do one further inspection for the five foot fence. You remember the board talked to him about putting a planter around, we just have to verify that that is there.

MR. NUGENT: He has pictures.

MR. BABCOCK: We'd still like to go there.

MR. NUGENT: Any further questions by the board?

MR. KANE: None.

MR. KRIEGER: Looking at the deed, I see that there's provision made for, grants made to Central Hudson and to New York Telephone, do you know where on the property it is, assume these easements for the installation of lines?

MR. RIDER: Power lines.

MR. KRIEGER: Do you know where on the property they are?

MR. BRISMAN: Where the telephone lines are?

MR. KRIEGER: Where the easement for the telephone line is?

MR. BRISMAN: They are about, I'd say two feet in on

the front of the property, almost on the border between myself and the next neighbor.

MR. KRIEGER: Are the electric lines there as well?

MR. BRISMAN: Electric wires run to the front of the house.

MR. KRIEGER: All this is in the rear of the house?

MR. BRISMAN: The pool and everything else is in the rear of the house.

MR. KRIEGER: So it in no way interferes with the easements?

MR. BRISMAN: None at all.

MR. REIS: Accept a motion?

MR. NUGENT: I'll accept a motion.

MR. TORLEY: I move we grant Mr. Brisman his requested variances.

MR. REIS: Second it.

ROLL CALL

MR. KANE	AYE
MR. LANGANKE	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE
MR. REIS	AYE

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR  
COUNTY OF ORANGE : STATE OF NEW YORK

-----X  
In the Matter of Application for Variance of

Jerome Brisman

Applicant.

AFFIDAVIT OF  
SERVICE  
BY MAIL

# 95-23.

-----X  
STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE )

PATRICIA A. BARNHART, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age  
and reside at 7 Franklin Avenue, New Windsor, N. Y. 12553.

On June 12, 1995, I compared the 34 addressed  
envelopes containing the attached Notice of Public Hearing with  
the certified list provided by the Assessor regarding the above  
application for variance and I find that the addressees are  
identical to the list received. I then mailed the envelopes in a  
U. S. Depository within the Town of New Windsor.

Patricia A. Barnhart  
Patricia A. Barnhart

Sworn to before me this  
12<sup>th</sup> day of June, 1995.

Deborah Green  
Notary Public

DEBORAH GREEN  
Notary Public, State of New York  
Qualified in Orange County  
# 4984065  
Commission Expires July 15, 1995

(TA DOCDISK#7-030586.AOS)

*Pk. publish immediately. Send bill to: Rider, Weiner, Frankel & Calhoun  
P.O. Box 2280 - Newb - Attn: Mark Taylor*

PUBLIC NOTICE OF HEARING BEFORE  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following proposition:

Appeal No. 95-23

Request of Jerome and Gloria Brisman

for a VARIANCE of the Zoning Local Law to permit:

an attached in ground swimming pool 36.4 feet from the rear yard lot line and an  
attached deck 32.4 feet from the rear yard lot line

being a VARIANCE of Section 48-11, Table of Suburban Residential, R-4 Bulk Regulations,  
Column G-10, which requires a 40 foot rear yard set back in the R-4 Zoning District.

for property situated as follows:

35 Clintonwood Drive, Town of New Windsor, New York

known as tax lot Section 19 Block 4 Lot 33.

SAID HEARING will take place on the 26th day of June,  
1995, at New Windsor Town Hall, 555 Union Avenue, New Windsor,  
New York, beginning at 7:30 o'clock P.M.

James Nugent  
Chairman

By: Patricia A. Barnhart, Secy.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

June 5, 1995

Mr. Jerome Brisman  
35 Clintonwood Dr.  
New Windsor, NY 12553

Re: Tax Map Parcel #19-4-33  
Jerome & Gloria Brisman

Dear Mr. Brisman:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$55.00, minus your deposit of \$25.00.

Please remit the balance of \$30.00 to the Town Clerk's office.

Sincerely,

LESLIE COOK  
Sole Assessor

/po

Attachments

cc: ~~Patricia Barnhart~~  
Rider, Weiner, Frankel & Calhelha

Town of New Windsor X  
555 Union Avenue  
New Windsor, NY 12553

Sherman, John & Jeanne M. X  
5 Sunset Dr.  
New Windsor, NY 12553

Fox, James F. & Mary J. X  
29 Stonecrest Dr.  
New Windsor, NY 12553

Roth, Carol L. X  
23 Stonecrest Dr.  
New Windsor, NY 12553

Buckner, Ronald H. & Harriet D. X  
21 Stonecrest Dr.  
New Windsor, NY 12553

Krieger, Jane R. X  
17 Clintonwood Dr.  
New Windsor, NY 12553

Scruggs, William B. Jr. & Jean H. X  
19 Clintonwood Dr.  
New Windsor, NY 12553

Mangan, James P. & Linda D. X  
21 Clintonwood Dr.  
New Windsor, NY 12553

Botzakis, George X  
23 Clintonwood Dr.  
New Windsor, NY 12553

Ponesse, Thomas L. & Rose Ann X  
25 Clintonwood Dr.  
New Windsor, NY 12553

Olympia, Joseph & Dorothy X  
27 Clintonwood Dr.  
New Windsor, NY 12553

Howard, Arthur R. & Catherine E. X  
29 Clintonwood Dr.  
New Windsor, NY 12553

Atkins, Talmadge W. Jr. & Georgia M. X  
31 Clintonwood Dr.  
New Windsor, NY 12553

Altomare, Phillip & Antoinette  
33 Clintonwood Dr.  
New Windsor, NY 12553 X

Caballero, Ludivinia G.  
37 Clintonwood Dr.  
New Windsor, NY 12553 X

Sorrentino, Emma P.  
39 Clintonwood Dr.  
New Windsor, NY 12553 X

Rossi, Achilles J. & Shirleann T.  
41 Clintonwood Dr.  
New Windsor, NY 12553 X

Lazarski, James & Priscilla  
43 Clintonwood Dr.  
New Windsor, NY 12553 X

Buckner, Courtney M. &  
Vesseggi, Michael R.  
45 Clintonwood Dr.  
New Windsor, NY 12553 X

Trifilo, Robert J. & Patricia A.  
47 Clintonwood Dr.  
New Windsor, NY 12553 X

McMahon, Robert Scott & Patricia  
49 Clintonwood Dr.  
New Windsor, NY 12553 X

Bloomer, Frank & Stephanie L.  
51 Clintonwood Dr.  
New Windsor, NY 12553 X

Formato, James & Sharon  
53 Clintonwood Dr.  
New Windsor, NY 12553 X

The Church of St. Francis Assisi  
145 Benkard Ave.  
Newburgh, NY 12550 X

Cedar Avenue Trailer Park, Inc.  
c/o Frank J. Miele  
Hi-View Dr., RD #6  
Carmel, NY 10512 X

Sharma, Suresedra & Rita  
22 Clintonwood Dr.  
New Windsor, NY 12553

Mills, Donald F. & Mary F.  
20 Clintonwood Dr.  
New Windsor, NY 12553

Siper, Sheldon & Arlene  
18 Clintonwood Dr.  
New Windsor, NY 12553

Fox, James J. & Ann  
36 Clintonwood Dr.  
New Windsor, NY 12553

Camerino, Nicholas M. & Gloria V.  
34 Clintonwood Dr.  
New Windsor, NY 12553

Bucsay, Zoltan A. & Viola K.  
32 Clintonwood Dr.  
New Windsor, NY 12553

Scott, Roberta  
30 Clintonwood Dr.  
New Windsor, NY 12553

Marshall, Marie & Brian  
28 Clintonwood Dr.  
New Windsor, NY 12553

Goldman, Stanley & Claudia  
26 Clintonwood Dr.  
New Windsor, NY 12553



Date 6/5/95, 19.....

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO Frances Roth 147 Sycamore Dr DR.  
New Windsor NY 12553

DATE			CLAIMED	ALLOWED
5/22/95	Zoning Board Meeting		75 00	
	Misc - 2			
	Evans - 13			
	Mobil Oil - 6			
	<del>Brisman - 5</del>			
	Meyers - 8			
	Tierney - 4			
	Park Road - 11			
	<u>50 pp</u>		225 00	
			300 00	

BRISMAN, JEROME

MR. NUGENT: Request for (1) 2ft. 33in. side yard and 1 ft. 3 in. rear yard variance for existing shed, (2) 2 ft. rear yard and 2 ft. fence height variance for existing pool, and (3) 6 ft. rear yard variance for existing attached wooden deck at 35 Clintonwood Drive in an R-4 zone.

Mark Taylor, Esq. appeared before the board for this proposal along with Mr. Brisman.

MR. TAYLOR: I have a common situation here, Mr. Brisman, during the course of his 27 years living at this residence, made various improvements. He's now about to sell the property and found that he was supposed to have acquired building permits for those improvements before he put them in. At this point, the improvements have been there for about ten years and he's come before the board on building inspector's referral. There are essentially four structures involved, there's a deck, a pool, a fence around the pool and a shed and as you have already noted, there are various setback requirements that are not met and we're applying to those structures.

MR. NUGENT: Any possible way that he could, for example, the existing shed, is there any possible way that he can move that to eliminate or lessen the variance?

MR. BRISMAN: Yes, it could be jacked up and rolled forward the two feet. I might point out that most of these various offshoots are from a non-residential area which is the St. Francis grove that they are measuring to, except I think in the case of the shed. But in the case of the shed, yeah, it could be jacked up and rolled forward the two feet away from the fence.

MR. LANGANKE: Does it have a cement floor?

MR. BRISMAN: No, it's sitting on brick on 4 pieces.

MR. LANGANKE: What is the shed made out of?

MR. BRISMAN: Wood, wooden shed.

MR. LANGANKE: What's the dimensions of it?

MR. BRISMAN: I believe it's about 12 by 12, something like that.

MR. LANGANKE: Fairly substantial then.

MR. BRISMAN: Yes.

MR. LANGANKE: Do we have any pictures in the file?

MR. NUGENT: No.

MR. TORLEY: What's the fence variance for?

MR. BABCOCK: He has a four foot high fence around his pool and Town Code requires a five foot. State is four foot, town is five foot. We have been there before. Is that inground or above?

MR. BRISMAN: Inground.

MR. KANE: The deck goes around, the wooden deck goes around it?

MR. BRISMAN: And the fence is on the outside of the deck and then there's another fence around the property.

MR. TORLEY: Town Code requires five foot fence?

MR. BABCOCK: That is correct.

MR. KANE: I think it would be very helpful if at the public hearing to bring some pictures so we can actually see what everything looks like.

MR. KRIEGER: Do I understand that there are two fences on the property?

MR. BRISMAN: That is correct.

MR. KRIEGER: One around the pool?

MR. BRISMAN: One around the pool and one around the property.

MR. TORLEY: Neither is five feet high?

MR. BRISMAN: Neither is.

MR. LANGANKE: The one around the pool, what is it constructed of?

MR. BRISMAN: It's a wooden fence that is built around the deck, it's a wooden slat fence.

MR. TORLEY: Three foot, two foot variance for a shed doesn't bother me but I am, as you gentlemen may have remembered, I am concerned about safety issues more than other things. And if the Town Code says you need five foot fence around the pool for safety reasons, it's five foot. I'll tell you now it takes me a lot of convincing saying why you shouldn't have to have a five foot fence.

MR. LANGANKE: Yet the state says that only four foot fence is required.

MR. BABCOCK: That is correct.

MR. LANGANKE: I am saying that I am asking if New York State requires a four foot fence?

MR. KANE: That is correct.

MR. LANGANKE: So he does meet the state requirements.

MR. TORLEY: But not the town.

MR. BRISMAN: Would a one foot planter around the top of this, which has a flat deck added to the top of the fence make the five feet?

MR. TORLEY: I'd need some, I wouldn't know.

MR. BABCOCK: I would have to look at it but would I say yes.

MR. KRIEGER: Provided the planter made up the one foot and not the vegetation in the planter.

MR. BRISMAN: No, I'm talking about the planter.

MR. KRIEGER: The physical structure?

MR. TORLEY: Yeah, that would do it.

MR. KANE: I would think that would handle it.

MR. TORLEY: Topping it with thorn bushes might help.

MR. LANGANKE: How much fence are we talking about?

MR. BRISMAN: Well, we're talking about a pool that is 32 feet probably close to 40 feet across and about 12 feet in width, 40 feet long and 12 feet in width.

MR. TORLEY: Does your fencing circle perimeter or to the house?

MR. BRISMAN: The fence goes three quarters of the perimeter and the house, the sun porch blocks the rest of the pool.

MR. KANE: Then there's another four foot fence around the yard.

MR. LANGANKE: You said there was a deck inside around the pool and then the deck, now the fence is not on top of the deck is it?

MR. BRISMAN: No, no, the fence goes down to the ground.

MR. REIS: I think pictures.

MR. NUGENT: Yeah, that will eliminate a lot of questions.

MR. TORLEY: Your idea of the planter is very ingenious, I like that.

May 22, 1995

25

MR. NUGENT: Any further questions? I'll accept a motion.

MR. TORLEY: I move we set up Mr. Brisman for a public hearing regarding his variance requests.

MR. KANE: Second it.

ROLL CALL

MR. LANGANKE	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

MR. BRISMAN: Do you know when the public hearing would be?

MR. TORLEY: Depends how fast you get the paperwork.

MR. KRIEGER: Mark, I am sure you are familiar with these but since I have an extra sheet.

MR. TAYLOR: Thank you.